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**UNITED STATES DISTRICT COURT  
DISTRICT OF NEVADA**

BANK OF AMERICA, N. A., SUCCESSOR  
BY MERGER TO BAC HOME LOANS  
SERVICING, LP, FKA COUNTRYWIDE  
HOME LOANS SERVICING, LP,  
Plaintiff,

vs.

TERRACES AT ROSE LAKE  
HOMEOWNERS ASSOCIATION; SFR  
INVESTMENTS POOL 1, LLC, and ALESSI  
& KOENIG, LLC

Defendants.

SFR INVESTMENTS POOL 1, LLC, a Nevada  
limited liability company,

Counter-Claimant/Cross-Claimant,

vs.

BANK OF AMERICA N.A., successor by  
merger to BAC HOME LOANS SERVICING,  
LP FKA COUNTRYWIDE HOME LOANS  
SERVICING, LP; ENGELBERT ESPINOSA,  
an individual; CHARITO ESPINOSA, an  
individual

Counter/Cross Defendants.

...

Case No. 2:16-cv-01106-GMN-PAL

**STIPULATION FOR FED. R. CIV. P. 54(b)  
CERTIFICATION**

**KIM GILBERT EBRON**  
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SFR Investments Pool 1, LLC (“SFR”) and Bank of America, N.A., Successor By Merger to Bac Home Loans Servicing, LP, f/k/a Countrywide Home Loans Servicing, LP’s (“Bank”), and Terraces At Rose Lake Homeowners Association (“Association”) (collectively, the “Parties”) hereby stipulate and agree as follows:

IT IS HEREBY AGREED AND STIPULATED that the Parties request this Court to independently determine that there is no just cause to delay to deem final pursuant to FRCP 54(b) the Order which granted the Bank’s Motion for Summary Judgment and Denied SFR’s Motion for Summary Judgment (the “Order”), entered on March 20, 2018 [ECF No. 104]. The Order adjudicated all claims between the Bank and SFR.

SFR will be appealing this case as soon as it is ripe for appeal.

The following claims remain in this court: (1) SFR’s claims against parties who have not yet appeared, have been defaulted, but against whom no default judgment was entered;<sup>1</sup> and (2) The Bank and Association have claims against each other for which they intend to either seek stay pending the outcome of the appeal or move to dismiss as moot given the Court’s prior order. Thus, without Rule 54(b) Certification, the Order is not ripe for appeal.

Because of those remaining claims, the appeal may not move forward without Rule 54(b) certification.

Respectfully submitted by:

Dated: April 23, 2018	Dated: April 23, 2018
AKERMAN LLP	KIM GILBERT EBRON
<u>/s/Jamie K. Combs</u>	<u>/s/Jacqueline A. Gilbert</u>
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<sup>1</sup> SFR is in the process of seeking default judgment against the former homeowners, Engelbert and Charito Espinosa.

Dated: April 23, 2018  
BOYACK ORME & ANTHONY  
/s/ Adam Breeden  
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**ORDER**

Having independently reviewed the docket and papers on file, this Court finds no just cause for delaying entry of final judgement as between Plaintiff/counter-defendant Bank of America, N.A. and defendant/counterclaimant SFR Investments Pool 1, LLC.

For good cause appearing,

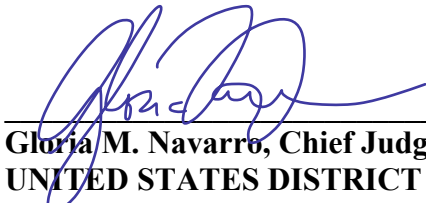
IT IS ORDERED that the ORDER entered on March 20, 2018 [ECF No. 104] be certified as final as to Bank of America, N.A. and SFR Investments Pool 1, LLC.

IT IS FURTHER ORDERED that final judgment as to the above-referenced parties be entered.

**ORDER**

**IT IS SO ORDERED.**

Dated this 4 day of <sup>May</sup> [REDACTED], 2018.

  
\_\_\_\_\_  
Gloria M. Navarro, Chief Judge  
UNITED STATES DISTRICT COURT

**CERTIFICATE OF SERVICE**

I HEREBY CERTIFY that on this 23<sup>rd</sup> day of April 2018, pursuant to FRCP 5, I served via the CM-ECF electronic filing system the foregoing **STIPULATION FOR FRCP 54 (b) CERTIFICATION** to the following parties.

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